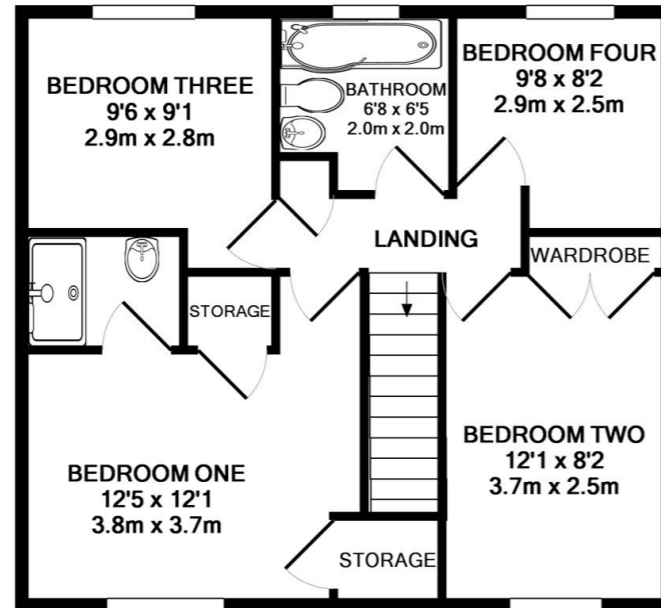


GROUND FLOOR  
APPROX. FLOOR  
AREA 680 SQ.FT.  
(63.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(46.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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73 Marefield, Lower Earley, Reading, Berkshire.  
RG6 3DZ.

£1,650 pcm

Available Beginning of September, is this well presented extended four bedroom detached family home. The property is situated within walking distance of local shops and amenities, close to Laurel Park and has excellent access to the A329, M4 motorway and public transport. Further accommodation includes two reception rooms, cloakroom, refitted kitchen breakfast room and an ensuite shower room to the master bedroom. Other features include an integral garage, enclosed rear garden, double glazed windows, gas central heating and driveway parking for a number of vehicles.

- Four Bedrooms
- Two Reception Rooms
- Refitted Kitchen/ Breakfast Room
- Cloakroom
- Integral Garage
- Ensuite Shower Room
- Enclosed Rear Garden



## Property Description

### Ground Floor

#### Entrance Hall

Door to lounge, laminated flooring, double radiator and stairs leading to the first floor.

#### Lounge

14' 10" x 12' 5" (4.52m x 3.78m) Front aspect double glazed raised bay window, double radiator, laminated flooring, TV point, telephone point, and feature gas fireplace with wooden surround, separate doors leading to dining room, inner lobby and kitchen.

#### Extended Dining Room

17' 9" x 10' 8" (5.41m x 3.25m) Double doors leading to rear garden, double radiator, laminated flooring.

#### Inner Lobby

Separate doors to garage and cloakroom, laminated flooring.

### Cloakroom

Side aspect double glazed window, low level WC, wall mounted wash hand basin, single radiator, laminated flooring.

### Kitchen/Breakfast Room

17' 5" x 14' 7" (5.31m x 4.44m) L-shaped refitted kitchen, rear aspect double glazed window, a range of eye and base level units, one and half bowl with drainer, fitted dishwasher, fridge/ freezer, fitted electric hob with extractor fan overhead plus separate electric double oven, single radiator and door to rear garden.

### First Floor

#### Landing

Airing cupboard and loft hatch.

#### Bedroom One

12' 5" x 12' 1" (3.78m x 3.68m) Front aspect double glazed window, TV point, telephone point, built in wardrobe, storage cupboard, and single radiator, door to ensuite shower room.

### Ensuite Shower Room

Fitted shower cubicle, wash hand basin, downlighters, shaver point.

### Bedroom Two

12' 1" x 8' 2" (3.68m x 2.49m) Front aspect double glazed window, built in double wardrobe, single radiator.

### Bedroom Three

9' 6" x 9' 1" (2.90m x 2.77m) Rear aspect double glazed window, single radiator.

### Bedroom Four

9' 8" x 8' 2" (2.95m x 2.49m) Rear aspect double glazed window, single radiator, and telephone point.

### Bathroom

Rear aspect double glazed window, panel enclosed P-shaped bath with separate shower, low level WC, pedestal wash hand basin, heated towel rail, shaver point.

### Outside

#### Front Garden

Driveway parking for a number of vehicles, a separate lawned area with various shrubs and matures trees.

#### Garage

Electric roller garage door, plumbing for washing machine, light and power.

#### Rear Garden

The rear garden is enclosed by wood panel fencing, a large concrete paved patio area with a step to a separate lawned area, borders with various shrubs and flower arrangements, shed.

#### Council Tax Band